

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, March 8, 2007**

MINUTES

Chairman, Russ Iverson, called the meeting to order at 6:31 PM. Members present: Dave Aubart, Helen Chevrier, Frank Cowan, Russ Iverson, Phil Nies and Mark Olson. Jeff Schultz was absent. The original meeting date was scheduled for March 1, but was rescheduled to March 8th, due to inclement weather. A motion was made by Chevrier, seconded by Cowan, to approve the agenda. Motion carried.

Correspondence –Chevrier sent a letter of appreciation to James Bassett for all of the cooperation and help that Dale Olson provided the committee regarding the Grindstone Shallows Park. Nies reported the Town has accepted a one-acre donation from S. Friendshuh. The minutes of the previous meeting were read. Motion by Cowan to approve the minutes as read, seconded by Olson. Motion carried.

ZONING:

- 1.) Conditional Use -Lake Superior District Power Company requested an after-the-fact permit for the construction of an approximately 90,475 square feet electrical substation, owned by American Transmission Company, as well as for the proposed expansion of 172,095 square feet of the said substation and fence/retaining wall. Stan Gessmer was in attendance as a representative of the company. To date, no letters were received. Discussion followed. Motion by Chevrier, seconded by Cowan to approve the after-the-fact construction, as well as the proposed expansion. Motion carried. Finding of Fact: The change in conditional use would not be contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance because: it would not create traffic or highway access problems and it would not destroy prime agricultural lands.
- 2.) Variance – Lake Superior District Power Company requested a variance for the expansion of an existing electrical substation resulting in a fence/retaining wall located 15' to a wetland boundary. To date, no letters were received. Discussion followed. S. Gessmer clarified the retaining wall will be a vegetative barrier/burn. Motion by Cowan, seconded by Aubart to approve. Motion carried. Finding of Fact: The variance would not be contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance because: it would not be damaging to the rights of others or property values, it would be due to special conditions unique to the property, it would not be the basis of economic gain or loss, and it would not be a self-created hardship.
- 3.) Change of Zone District- Jeremy Miller requested a change of zone district from F1 to RR1 for the creation of four residential lots. Letters were sent and three letters were returned. One with objections and two without. Applicant was present. Discussion followed. Motion by Chevrier, seconded by Aubart to approve with conditions that the parcels be divided into four equal lots, there be no further subdivisions, and only single-family dwellings be on each lot. Applicant has agreed to conditions. Finding of Fact: The change in zone district would not be

contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance because: it would not be detrimental to ecology, wildlife, wetlands, or shore lands, and it would not destroy prime agricultural lands.

- 4.) Change of Zone District- Tom Thompson requested a change of zone district from A1 to RR1 for the creation of residential lots. Applicant was present. Discussion followed. Letters were sent, one was returned with no objections. Two audience members in favor. Motion by Chevrier, seconded by Cowan to approve with the eight covenants listed in "Example A". Motion carried. Applicant has agreed to covenants. "Example A" list of covenants on file. Finding of Fact: The change in zone district would not be contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance because: it would not be damaging to the rights of others or property values, it would not create traffic or highway access problems, and it would be compatible with the surrounding uses and the area.

T. Thompson requested approval of preliminary plat for this subdivision based on the current acceptable design layout. Motion by Nies, seconded by Olson for preliminary plat approval contingent upon county zoning plat approval. Motion carried.

OLD BUSINESS:

- 1.) Exterior Completion of a building – Chevrier contacted Jack Miller from the Safety Division regarding the Uniform Dwelling Codes and exterior completion. Discussion followed. Nies will ask Steve Boss, Building Inspector to come to next month's meeting.
- 2.) Park Ordinance- Chevrier read preliminary Park Ordinance. A copy will be given to Town Board members for review and go on the agenda for April.
- 3.) Sawyer County Wind Energy System Ordinance- Nies reported it is currently tabled at county level. Discussion followed.

NEW BUSINESS:

- 1.) Accessory Uses and Structures – from Variance to Conditional Use. Nies reported this issue is currently up for discussion at the Board of Appeals. Discussion followed.
- 2.) Helen Chevrier- Last Hurrah- This was Chevrier's last meeting, as she has resigned as Secretary for the Planning Committee. On behalf of the Town, Chairperson Iverson and Board Supervisor Nies thanked her for the wonderful job she has done and for all of her hard work over the years!

The next meeting will be held on April 5, 2007 at 6:30 PM. Nies moved the meeting be adjourned, seconded by Olson. Motion carried. Meeting adjourned at 8:18 PM.

/s/ Dawn Henk, Clerk
Town of Bass Lake, Sawyer County